

Drozd, Doug@HSR

From: artsmith34@windstream.net
Sent: Thursday, January 24, 2019 9:50 AM
To: HSR boardmembers@HSR
Subject: ENVIRONMENTAL IMPACTS OF INTEREST
Attachments: Precipitation_susceptibility_in_marine_stratocumul.pdf; ROG12_Houze_Orographic(1).pdf; Jacobson_et_al-2006-Geophysical_Research_Letters.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rail Folks,

Of potential interests for the advancement of your high speed rail system through CA... In researching "Climate Impacts" of Aviation and the LOSS of precipitation in "Orographic " regions...the concentration of flights may well be a major climate impact in CA drought and precipitation loss. If you are interested I can send you more information. I am currently researching this for my local. The "ridge" off the coast of CA that tends to build and block your states precipitation on a fairly regular basis may have a lot to do with aviation/airports/induced inversions along the coastal flight corridors. High Speed Rail may help with returning precipitation. If the winds are blocked or even reduced by the aviation corridor traffic IT WILL REDUCE PRECIPITATION inland in recharge orographic regions which in turn is causing major losses in agriculture and drinking water supplies.

This may be helpful in educating the "environmental" community to see a whole new side of the POSITIVE impacts with HSR.
Check out:: flightradar24.comto get a feel for the intensity of the corridors.

Opening up the coastal winds will also have amazing positive impacts on the snow pack and precipitation even further inland.

Regards,
Jackie Woolston
575-684-0148

Drozd, Doug@HSR

From: Rubix Lightbeam <rubexlightwario@gmail.com>
Sent: Monday, February 04, 2019 10:02 PM
To: HSR Northern California@HSR; HSR legislation@HSR; HSR humanresources@HSR; HSR boardmembers@HSR
Subject: Re: RAIL california

On Sat, Sep 30, 2017 at 12:04 PM Rubix Lightbeam <rubexlightwario@gmail.com> wrote:

As you move closer to start of service, please look into putting rail california on the side of the train as in the picture will be receiving. It needs to say rail california not fly because are not flying in a plane. RAIL is better than fly yes it will be fast. The train is still rail not fly. 🕶️ 🙌 🤖 🚂 🚂

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1. **For intended specific purpose sent only to people involved, ask if need to copy any messages, all messages are property of this email address, do not have permission to send to others. Email is at its best when it is over and trashed:**

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1. **Special intended with specific purpose sent only to people involved, do not have permission to send to others without their involvement which is rude. Email is best when it is over.**

Drozd, Doug@HSR

From: kscott@realtyproperty.net
Sent: Thursday, February 07, 2019 5:39 PM
To: HSR boardmembers@HSR
Subject: Certified Small Business- Payment Issue

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear California High Speed Rail Board of Directors,

My name is Kathleen Scott, Real Estate Broker for Realty Property Management and Contract Manager for Excess Property Management. My father, John Scott, is the Owner of our company Realty Property Management Inc. a certified Small Business in California who is contracted with the HSR on four separate property management contracts. My main purpose in contacting you is that I have tried working with the HSR Contract Compliance Team for over 7 months on payments owed to my company for work authorized and approved by the HSR Authority Contract Manager. Work which has been completed. You can see in my email attached below that we have tried for months to work with the HSR Contract Compliance team on items requested and in good faith of payment from the HSR with nothing in return. We have been charged for late fees, we have lost business, we've damaged contractor relationships, we've lost employees and we are now on the verge of losing our business which my father started almost 20 years ago on his own. My father, at 71 years old, was hoping to retire, however, without payment from the state on contracts owed to us over 7 months ago he is now looking at losing everything for which he has worked and his reputation in the Central Valley has been ruined.

I am writing to you as my last attempt to make this work. I am asking you to consider paying us the outstanding bills owed so that we may stay in business. Over a year ago, from the time the contract was awarded to our company until July of 2018 (when the new contract compliance team was put into place), we never had issues with payment, and we were never notified that there were issues with work or invoicing. We always sent in our invoices and, after reviewed, they were approved. Work was not started without the knowledge and approval of our ACM. We were informed in December 2018 that task orders would not be signed until certain items were corrected, essentially holding funds due hostage. On January 4, 2019, it seems to avoid payment, the contract compliance team wrote us up for contract items not followed per their interpretation of the contracts. Again, all work and invoicing till this point were reviewed and approved to the full knowledge of our ACM.

We have gone in circles to make this work. We responded to the Non-Conformance Reports directly to the person to whom we were directed, and they were rejected. Our rejections were then sent to several people in an email and made an awkward and already humiliating situation public. This seemed to be an attempt to degrade Realty Property Management. It has been made very clear that the compliance team seems to be building a case against us to not pay, however, at the time, work was approved by the ACM and completed, funds are owed to us.

In the meantime, with task orders not being approved, tenant contracts are not being signed nor approved, buildings are not being rented which in turn is losing money for the state, properties are not being

secured, trash is being dumped on properties causing health and safety issues, inspections are not being made to keep transients off of properties, agriculture land is dying, fines are being sent to the HSR for not caring for the maintenance of properties and the list goes on.

As of February 6, 2019, the Director of Real Property has instructed us to not work with full knowledge of the above. The local HSR office has received complaints about transients building camps on state properties, tenants' roofs leaking, tenants' wells running dry, ag properties with potential fines being sent to the Fresno HSR office for not complying with state laws and more with no end in sight for the contract compliance team to approve a task order for us to get paid. The contract compliance team knows we are a small business and are about to lose everything and have showed no concern about us or the excess land properties and tenants we manage for the HSR.

I am asking you to please consider all the above as well as the below email. We are trying to make this work. We are trying to salvage our business, however, with around \$500,000 in unpaid invoices for all four contracts, if not paid soon we will have to close our small business of almost 20 years, and we will have nothing.

Sincerely,

Kathleen Scott
Broker- REALTOR®
CalDRE # 01935375

Realty Property Management
2750 N. Clovis Ave #127
Fresno, Ca 93727
CalDRE # 01279922
Phone: (559) 449-8888
Fax: (559) 449-6009
Please add us!!

 Facebook

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----- Original Message -----
Subject: RE: Update from RPM

From: "Rendon Fuentes, Stephanie@HSR"
<Stephanie.RendonFuentes@hsr.ca.gov>
Date: Tue, February 05, 2019 2:21 pm
To: "Odell, Donald@HSR" <Donald.Odell@hsr.ca.gov>,
"kscott@realtyproperty.net" <kscott@realtyproperty.net>, "Assouri,
Kristiyan@HSR" <Kristiyan.Assouri@hsr.ca.gov>
Cc: "Manuel, Dora@HSR" <Dora.Manuel@hsr.ca.gov>, "Romo, Irene(PB)@HSR"
<Irene.Romo@hsr.ca.gov>, "Gerould, Rosemarie(PB)@HSR"
<rosemarie.gerould@hsr.ca.gov>, "Chiok, Peggy@HSR"
<Peggy.Chiok@hsr.ca.gov>, "Camarena, Jose@HSR"
<jose.camarena@hsr.ca.gov>, "Bonebrake, Kendall@HSR"
<Kendall.Bonebrake@hsr.ca.gov>, "John Scott (john@realtyproperty.net)"
<john@realtyproperty.net>, "Parsons, Sharon@HSR"
<Sharon.Parsons@hsr.ca.gov>

Hello Don,

My clarifications to Katie Scott's comments are in [RED](#). Please see below. Additionally, I would like to clarify your email below that stated I was directing the work. I was directing the property management work related to property maintenance continuing while the task orders were in review. Kristina (Kristiyan Assouri) was directing the work which was given at the December 20, 2018 teleconference meeting related to Property Management Plans, estimates and other task order requests. I am available to discuss this with you at any time. I understand Dora is in the process of establishing a standing meeting with you so we can continue discussing on a regular basis.

The task order budget for CP2 was depleted as of the completion of the June billing. RPM was informed that a new task order had been submitted and to continue work. [True](#)

Once July was complete and invoicing preparation began, a task order had still not been sent to RPM. RPM was informed to continue work and a task order would be prepared for payment to be received. Over the course of August and September, RPM was informed by the Task Order Manager she had submitted Task Orders to be signed. Nothing was approved. [True](#)

Beginning of October, RPM informed the Task Order Manager that they would no longer be able to work in CP2 until payment was received. RPM's subcontractors had not been paid in this CP since July and would not continue to work for RPM until payment is received. [True](#)

With September billing for CP3, task order funds were no longer available, and work was stopped in CP3 at the end of October. Again, once RPM knew funds were depleted accounting and the Task Order Manager were informed. RPM was again informed by the Task Order Manager that a task order had been submitted to continue work. Nothing was approved. [True](#)

CP4 invoicing was being processed for October billing when it became known that funds were also depleted from the current Task Order. Work was stopped in CP4

the beginning of December. Invoicing had been backed up due to RPM waiting on Task Orders to be approved. Subs of RPM stopped all work due to non-payment.

True

CP2- Outstanding July-October 2018

CP3- Outstanding September-October 2018

CP4- Outstanding October 2018

RPM has paid many bills received on behalf of the work approved by HSR since July 2018. RPM has paid a Demolition company for the work approved by HSR in preparation for approved demolition bids that were then cancelled by HSR. The demolition preparation work was billed in July 18, RPM paid around \$21,000 out of their pocket to not have a lien assigned. HSR had told to RPM they would be looking into using the demo company to eventually complete the work they had bid so RPM wanted to keep a good reputation with this company and pay them. RPM has paid many Subs for work approved by HSR while waiting on Task Order approvals for payment.

December 20, 2018 a phone meeting was held between HSR and RPM. RPM informed Kristiyan Assouri, Don Odell, Shoua Lee, Gus Chung, and Atiya Robertson of the situation RPM was in. Kristina (Kristiyan Assouri) informed RPM that she understood the above and would get a task order assigned to pay for at least the DVBE/SB Sub-Consultant Security company of RPMs'. A task order was written and approved then. RPM asked if they would also be able to get Payment since they are a small business and need the money to keep their doors open and pay subs for work approved by HSR. Kristina informed Katie/RPM that since they are a prime contractor, they are not considered a SB and would not be paid at that time. True

That day Kristina requested from RPM a cost spreadsheet on estimated costs and Property Management Plans for the CP's so she can understand costs and be able to assign a new Task Order for Payment. She asked Katie from RPM how long this would take her to produce, knowing that Katie could not afford to hire or pay anyone to help her with this task. Katie thought it was possible to be done in 4 weeks. Kristina also requested 3 Bids to be submitted by January 7, 2019 for all demo work needed. True

On December 20th, Kristina also requested a cost spreadsheet for the Ponderosa Community in CP2 to be submitted that day and once reviewed she would approve a task order for payment. Katie from RPM asked for clarification on this project, did Kristina want an actual cost based off the Bid Worksheet or a cost based off available budget? Kristina informed Katie that an Actual cost is what she would like to get a better idea of budget. Kristina also mentioned that Property Management Plans would need to be submitted and wanted Katie to do a comparison of the old PMP for two properties and what she would change or fix.

True

Katie and Stephanie Rendon Fuentes, Task Manager HSR, worked on and submitted the PMP comparison for 2 properties as well as the estimated costs

sheets for CP2 ponderosa Community that day along with updating the list of potential demo properties to get the requested bids on. [True](#)

Atiya Robertson was then assigned to help RPM with completion, if needed, of the above tasks from that meeting. She called Katie the following week to let her know that the costs for Ponderosa were not what they/HSR was looking for and that Katie did not need a PMP comparison of what the previous property management team did or didn't do, she would also not be approving a task order for payment. She informed Katie that she would need to create her own general PMP for RPM to submit for all properties and an estimated cost sheet of all properties before a task order would be approved. Katie then requested the 1 month be extended to complete this task since she cannot afford help. Katie informed Atiya that she hoped it would be done sooner since RPM needs payment from HSR to pay subs and to keep their business open. [True](#)

On January 4, 2019 RPM received 11 NCR requests to be completed by 1/18/19. [True](#)

On January 7, 2019 RPM received a disputed invoice from Don Odell for their October 2018 invoice for CP1. CP1 invoicing/payment has not been completed to RPM since October 2018. [True](#)

RPM, knowing what was already requested of them from HSR, asked in their Bi-Weekly meeting on January 9, 2019 what they should do first. Knowing RPM has not been paid on contracts in a few months and now CP1 invoicing being disputed RPM was informed they would need to do the 11 NCR responses first or they would not have Task Orders assigned for payment. [I strongly encouraged Katie, RPM, to address the NCR's first. I do not recall saying that if they were not done, that future task orders would not be approved.](#)

RPM worked on the 11 NCR responses and submitted them on 1/18/19 as requested. They explain in detail the non-conformance and what RPM was previously asked for. In that time RPM also continued work on their hsr database and the General Format for the PMP's which a draft was submitted for review to Stephanie, Dora, and Irene in Fresno on 1/11/19. January 15, a follow up email from RPM was sent to get feedback on the PMP, no response. Another follow up email was sent on January 17th for feedback on the PMP, no response. [Dora and I transferred her document to an Excel spreadsheet and began discussions of the form. The intention was to come up with a final format that was easy to use.](#) On January 22, the PMP was additionally forwarded to Atiya Robertson who informed RPM that she would review it and to send it also to the ACM and they would get back to RPM as soon as possible. [That was the last email Atiya sent. I was not included in any other conversations.](#)

Knowing RPM needs the PMP's completed to get a task order approved, it is now January 28th with no feedback on the PMP format for RPM to use. RPM needs to get paid and is doing everything they can. RPM does not want to start on the PMP's for around 600 properties and then be told by HSR that it is not what they want. In the meantime, RPM has been working on their database and updating

their own records so once the PMP is approved they can start on that project. I am not aware of any responses regarding an approved PMP.

Katie from RPM has been working on the disputed invoice to be submitted along with other invoices that have not been submitted due to the dispute. Since the October disputed invoice required more back up documentation, that back up documentation is also being collected before submission of other invoices. The required backup information has been submitted by RPM.

RPM has also continued to work in CP1 on updating contracts as requested by HSR. The request for an additional section in the Commercial Lease to add Cam Charges and early possession has been sent to Don Odell for approval on December 21, December 27, January 23 with no response. There are many commercial tenants waiting on this to receive an updated lease as well as a potential tenant that Bid on a property in November, who was to take possession Jan 1st who has received no response back from HSR after he was informed that he was the approved bidder. Dora forwarded the emails to Don on 12/21/18, 12/27/18, 1/28/19.

As of January 28, 2019 the 11 NCR's have been submitted, the invoicing for the disputed invoice is being worked on as well as other invoices, PMP's draft has been submitted for approval to get started on with no response or feedback given from HSR, RPM has been working on their data base of properties as well as rents and utilities, the estimated costs data base has been made (RPM needs clarification if actual costs based off the Bid worksheet and contract are requested or if HSR would like costs that the budget allows provided). There were a total of 12 NCR's issued. 12 responses received from RPM. 12 rejections sent back to RPM. Waiting for RPM response to rejections (due 2/5/19).

In the meantime, RPM has many outstanding invoices that have not been paid. Invoices/work approved for by HSR. RPM is doing everything asked for, while also working on the road blocks set up for them over the last few months. RPM has paid as many invoices as they can out of their pocket to avoid late fees and Liens. RPM is asking with everything considered, we are a small business in California. We are doing everything we can and have been asked for. Please consider paying the past due invoices for RPM while we continue to work on the items HSR has requested. RPM cannot continue working for HSR another month without being paid. RPM has subs who have still not been paid and are assessing late fees and liens. RPM will have to close their doors soon if not reimbursed for costs incurred by items approved by HSR.

Thank you,

Stephanie

Stephanie Rendon-Fuentes
Central Valley Property Manager
California High-Speed Rail

1111 H Street
Fresno, CA 93721
w: (559) 445-5129
c: (559) 978-6766
stephanie.rendonfuentes@hsr.ca.gov
www.hsr.ca.gov



HIGH-SPEED RAIL:
CONNECTING AND
TRANSFORMING CALIFORNIA



From: Odell, Donald@HSR
Sent: Friday, February 01, 2019 12:12 PM
To: kscott@realtyproperty.net; Assouri, Kristiyan@HSR
<Kristiyan.Assouri@hsr.ca.gov>
Cc: Rendon Fuentes, Stephanie@HSR <Stephanie.RendonFuentes@hsr.ca.gov>;
Manuel, Dora@HSR <Dora.Manuel@hsr.ca.gov>; Romo, Irene(PB)@HSR
<Irene.Romo@hsr.ca.gov>; Gerould, Rosemarie(PB)@HSR
<rosemarie.gerould@hsr.ca.gov>; Chiok, Peggy@HSR
<Peggy.Chiok@hsr.ca.gov>; Camarena, Jose@HSR
<jose.camarena@hsr.ca.gov>; Bonebrake, Kendall@HSR
<Kendall.Bonebrake@hsr.ca.gov>; John Scott <john@realtyproperty.net>
Subject: RE: Update from RPM

Hi Katie.

My apologies for the delay.

After I gave you the response date, I learned from Dora that the conversations you referenced and the directions said you received in your response would have come from Stephanie and that Stephanie was out of the office for the week.

I understand from Dora that Stephanie will be in on Monday and have asked for her response at that time.

Once I have Stephanie's input, I get the response right over to you.

Thanks for your patience.

Don

Donald Odell, Esq.

**Director of Real Property
California High-Speed Rail Authority
770 L Street, Suite 620
Sacramento, CA 95814
P: 916.669.6556**



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From: kscott@realtyproperty.net [<mailto:kscott@realtyproperty.net>]
Sent: Friday, February 01, 2019 11:59 AM
To: Assouri, Kristiyan@HSR <Kristiyan.Assouri@hsr.ca.gov>
Cc: Rendon Fuentes, Stephanie@HSR <Stephanie.RendonFuentes@hsr.ca.gov>; Manuel, Dora@HSR <Dora.Manuel@hsr.ca.gov>; Romo, Irene(PB)@HSR <Irene.Romo@hsr.ca.gov>; Gerould, Rosemarie(PB)@HSR <rosemarie.gerould@hsr.ca.gov>; Odell, Donald@HSR <Donald.Odell@hsr.ca.gov>; Chiok, Peggy@HSR <Peggy.Chiok@hsr.ca.gov>; Camarena, Jose@HSR <jose.camarena@hsr.ca.gov>; Bonebrake, Kendall@HSR <Kendall.Bonebrake@hsr.ca.gov>; John Scott <john@realtyproperty.net>
Subject: RE: Update from RPM

Kristina,

This is a follow up to the email I sent Monday. I have not heard from Don Odell, which you mentioned in your response to me, would have a response to me no later than January 30, 2019. I have also still not received any feedback on the PMP Draft that I mentioned in my email Monday. It has now been 3 weeks since I have asked for feedback on the current draft. This is again the reason why PMP's have not been updated in the past as RPM was waiting on the approval of the document last year also. With that said, since this is something I need to move forward with for payment and to keep our business open, and being we are moving into the second month of the year, I am going to proceed with the draft PMP document as approved to move forward on. My team and I will continue to work on getting you and your team everything requested. As I mentioned before any help on payment so we can keep our doors open is appreciated.

Thank-you,
Katie Scott
Broker- REALTOR®
CalDRE # 01935375

Realty Property Management
2750 N. Clovis Ave #127
Fresno, Ca 93727

CaIDRE # 01279922
Phone: (559) 449-8888
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----- Original Message -----

Subject: RE: Update from RPM

From: "Assouri, Kristiyan@HSR" <Kristiyan.Assouri@hsr.ca.gov>

Date: Mon, January 28, 2019 6:18 pm

To: "kscott@realtyproperty.net" <kscott@realtyproperty.net>

Cc: "Rendon Fuentes, Stephanie@HSR"

<Stephanie.RendonFuentes@hsr.ca.gov>, "Manuel, Dora@HSR"

<Dora.Manuel@hsr.ca.gov>, "Romo, Irene(PB)@HSR" <Irene.Romo@hsr.ca.gov> ,

"Gerould, Rosemarie(PB)@HSR" <rosemarie.gerould@hsr.ca.gov>, "Odell,

Donald@HSR" <Donald.Odell@hsr.ca.gov>, "Chiok, Peggy@HSR"

<Peggy.Chiok@hsr.ca.gov>, "Camarena, Jose@HSR"

<jose.camarena@hsr.ca.gov>, "Bonebrake, Kendall@HSR"

<Kendall.Bonebrake@hsr.ca.gov>

Katie,

The Authority is in receipt of your email relating to the Authority's contracts with your firm for property management services pursuant to the following state contracts: HSR 17-06, HSR 16-106, HSR 16-105, and HSR 16-104, respectively. Of paramount importance is the Authority's commitment and responsibility for ensuring that funds expended under any state contract are in compliance with the requirements and provisions of the stated contract, which includes but is not limited to state and federal law and the Authority's documented policies and procedures. The Authority also equally values its relationships with its contractors, including those who are members of the small business community. To that end, I have requested that Don Odell, Director of Real Property, review your email and work with the property management staff to provide a response to you no later than Wednesday, January 30th. Thank you.

Kindest regards,

Kristina

Kristina Assouri, Esq., LL.M.

Chief, Real Property

California High-Speed Rail

770 L Street, Suite 800

Sacramento, CA 95814

Office: (916) 431-0884

Email: kristiyan.assouri@hsr.ca.gov

www.hsr.ca.gov

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From: kscott@realtyproperty.net [<mailto:kscott@realtyproperty.net>]

Sent: Monday, January 28, 2019 2:27 PM

To: Assouri, Kristiyan@HSR <Kristiyan.Assouri@hsr.ca.gov>

Cc: Rendon Fuentes, Stephanie@HSR

<Stephanie.RendonFuentes@hsr.ca.gov>; Manuel, Dora@HSR

<Dora.Manuel@hsr.ca.gov>; Romo, Irene(PB)@HSR

<Irene.Romo@hsr.ca.gov>; Gerould, Rosemarie(PB)@HSR

<rosemarie.gerould@hsr.ca.gov>; Odell, Donald@HSR

<Donald.Odell@hsr.ca.gov>; Chiok, Peggy@HSR

<Peggy.Chiok@hsr.ca.gov>; Camarena, Jose@HSR

<jose.camarena@hsr.ca.gov>

Subject: Update from RPM

Importance: High

Below is an overview/timeline of events and updates from RPM to HSR from July 2018 till present:

The task order budget for CP2 was depleted as of the completion of the June billing. RPM was informed that a new task order had been submitted and to continue work.

Once July was complete and invoicing preparation began, a task order had still not been sent to RPM. RPM was informed to continue work and a task order would be prepared for payment to be received. Over the course of August and September, RPM was informed by the Task Order Manager she had submitted Task Orders to be signed. Nothing was approved.

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CP2- Outstanding July-October 2018

CP3- Outstanding September-October 2018

CP4- Outstanding October 2018

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That day Kristina requested from RPM a cost spreadsheet on estimated costs and Property Management Plans for the CP's so she can understand costs and be able to assign a new Task Order for Payment. She asked Katie from RPM how long this would take her to produce, knowing that Katie could not afford to hire or pay anyone to help her with this task.

Katie thought it was possible to be done in 4 weeks. Kristina also requested 3 Bids to be submitted by January 7, 2019 for all demo work needed.

On December 20th, Kristina also requested a cost spreadsheet for the Ponderosa Community in CP2 to be submitted that day and once reviewed she would approve a task order for payment. Katie from RPM asked for clarification on this project, did Kristina want an actual cost based off the Bid Worksheet or a cost based off available budget? Kristina informed Katie that an Actual cost is what she would like to get a better idea of budget. Kristina also mentioned that Property Management Plans would need to be submitted and wanted Katie to do a comparison of the old PMP for two properties and what she would change or fix.

Katie and Stephanie Rendon Fuentes, Task Manager HSR, worked on and submitted the PMP comparison for 2 properties as well as the estimated costs sheets for CP2 ponderosa Community that day along with updating the list of potential demo properties to get the requested bids on.

Atiya Robertson was then assigned to help RPM with completion, if needed, of the above tasks from that meeting. She called Katie the following week to let her know that the costs for Ponderosa were not what they/HSR was looking for and that Katie did not need a PMP comparison of what the previous property management team did or didn't do, she would also not be approving a task order for payment. She informed Katie that she would need to create her own general PMP for RPM to submit for all properties and an estimated cost sheet of all properties before a task order would be approved. Katie then requested the 1 month be extended to complete this task since she cannot afford help. Katie informed Atiya that she hoped it would be done sooner since RPM needs payment from HSR to pay subs and to keep their business open.

On January 4, 2019 RPM received 11 NCR requests to be completed by 1/18/19.

On January 7, 2019 RPM received a disputed invoice from Don Odell for their October 2018 invoice for CP1. CP1 invoicing/payment has not been completed to RPM since October 2018.

RPM, knowing what was already requested of them from HSR, asked in their Bi-Weekly meeting on January 9, 2019 what they should do first. Knowing RPM has not been paid on contracts in a few months and now CP1 invoicing being disputed RPM was informed they would need to do the 11 NCR responses first or they would not have Task Orders assigned for payment.

RPM worked on the 11 NCR responses and submitted them on 1/18/19 as requested. They explain in detail the non-conformance and what RPM was previously asked for. In that time RPM also continued work on their hsr

database and the General Format for the PMP's which a draft was submitted for review to Stephanie, Dora, and Irene in Fresno on 1/11/19. January 15, a follow up email from RPM was sent to get feedback on the PMP, no response. Another follow up email was sent on January 17th for feedback on the PMP, no response. On January 22, the PMP was additionally forwarded to Atyia Robertson who informed RPM that she would review it and to send it also to the ACM and they would get back to RPM as soon as possible.

Knowing RPM needs the PMP's completed to get a task order approved, it is now January 28th with no feedback on the PMP format for RPM to use. RPM needs to get paid and is doing everything they can. RPM does not want to start on the PMP's for around 600 properties and then be told by HSR that it is not what they want. In the meantime, RPM has been working on their database and updating their own records so once the PMP is approved they can start on that project.

Katie from RPM has been working on the disputed invoice to be submitted along with other invoices that have not been submitted due to the dispute. Since the October disputed invoice required more back up documentation, that back up documentation is also being collected before submission of other invoices.

RPM has also continued to work in CP1 on updating contracts as requested by HSR. The request for an additional section in the Commercial Lease to add Cam Charges and early possession has been sent to Don Odell for approval on December 21, December 27, January 23 with no response. There are many commercial tenants waiting on this to receive an updated lease as well as a potential tenant that Bid on a property in November, who was to take possession Jan 1st who has received no response back from HSR after he was informed that he was the approved bidder.

As of January 28, 2019 the 11 NCR's have been submitted, the invoicing for the disputed invoice is being worked on as well as other invoices, PMP's draft has been submitted for approval to get started on with no response or feedback given from HSR, RPM has been working on their data base of properties as well as rents and utilities, the estimated costs data base has been made (RPM needs clarification if actual costs based off the Bid worksheet and contract are requested or if HSR would like costs that the budget allows provided).

In the meantime, RPM has many outstanding invoices that have not been paid. Invoices/work approved for by HSR. RPM is doing everything asked for, while also working on the road blocks set up for them over the last few months. RPM has paid as many invoices as they can out of their pocket to avoid late fees and Liens. RPM is asking with everything considered, we are a small business in California. We are doing everything we can and have been asked for. Please consider paying the past due invoices for RPM while we continue to work on the items HSR has requested. RPM cannot

continue working for HSR another month without being paid. RPM has subs who have still not been paid and are assessing late fees and liens. RPM will have to close their doors soon if not reimbursed for costs incurred by items approved by HSR.

Thank-you,
Katie Scott
Broker- REALTOR®
CaDRE # 01935375

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Drozd, Doug@HSR

From: Daniel Badelita <daniel.badelita@elleconsultantsinc.com>
Sent: Monday, February 11, 2019 2:29 PM
To: HSR boardmembers@HSR
Subject: Question about Small Business Commitment on CHSR

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Board,

We are a small business local to Sacramento Area and very familiar with CHSR.

I've worked on and off this program for over 3 years.

We provide cost estimating, claims and scheduling services. We have deep understanding of contractor practices and knowledge of our construction market.

We have two issues to bring to your attention, hoping that we'll get some help on this:

1. We have a subcontract currently ongoing with CP1 (PGH Wong - Harris Team). Our contract expires in June of this year and we have not been able to get much of any work. We are carrying insurances and been in touch with the Project, but still not much luck.

Before accepting this position with CP1, I was full time on a project that I left for the opportunity to be part of CHSR. I was on the CP1 for only a few weeks and I was told that they don't need me at the moment, and that I will be brought back at the beginning of January 2019.

Our contract will expire soon and we basically lost revenue and opportunities elsewhere, because our expertise isn't being used.

2. We would like to provide cost estimating services at the Program Level. We can develop very detailed cost estimates (labor/materials/equipment), using production rates and industry standards that a contractor would. We know the challenges that the Program is facing and we can be a real help.

CHSR staff have been asking us to come help, but it's really hard to get thru the WSP barrier.

Thanks much

Daniel Badelita
415-341-3348
ELLE Consultants
a DBE, SBE, WBE Company